



# Regional Brownfields Assessment Pilot

## *Murray City, UT*

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower States, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Between 1995 and 1996, EPA funded 76 National and Regional Brownfields Assessment Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. EPA is funding more than 27 Pilots in 1997. The Pilots are intended to provide EPA, States, Tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

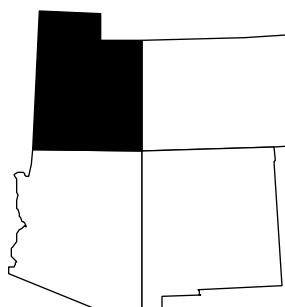
### BACKGROUND

EPA Region 8 selected Murray City for a Regional Brownfields Pilot. The former Murray Smelter in Murray City (population 31,282) is a 141-acre site surrounded by single-family and multiple-unit residential areas, schools, and office buildings. Current occupants of the site include a trailer park, warehouses, retail businesses, and concrete, cement and asphalt plants representing multiple ownerships. Except for residual contamination and liability concerns, the site is in a valuable commercial business location with convenient rail and highway access. Contamination concerns and the potential for environmental liability have prevented the redevelopment of this site.

### OBJECTIVES

Murray City's objective is to integrate brownfields site assessment into its vision for development of the site to complement adjacent land uses, improve light rail transportation, enhance the image of the community, and construct a \$40 million extension of Main Street needed for a detour during reconstruction of I-15 in 1998. Moving current site operations to less valuable land outside the community center would eliminate existing dust and noise in the surrounding communities. The Pilot will demonstrate how redevelopment can be integrated with remediation planning of a brownfields site.

### PILOT SNAPSHOT



*Murray City, Utah*

**Date of Award:**  
September 1996

**Amount:** \$178,500

**Site Profile:** The Pilot targets the 141-acre former Murray Smelter site where there is suspected lead and arsenic contamination.

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Visit the EPA Brownfields Website at:  
<http://www.epa.gov/brownfields>

## ACCOMPLISHMENTS AND ACTIVITIES

The Pilot has:

- Conducted seven discussion sessions between property owners, tenants, Murray City, EPA, and the responsible party. The purpose of these meetings was to discuss the integration of the assessment and cleanup with future land use and redevelopment plans.

The Pilot is:

- Assisting property owners in assessing the affects of various remediation plans and development options on property values; and
- Developing an Agreement in Principle between the property owners, the City and the responsible party, which will summarize individual contributions to support the integration of assessment and cleanup with redevelopment.

## LEVERAGING OTHER ACTIVITIES

Experience with the Murray City Pilot has been a catalyst for related activities including the following.

- Presenting land use plans to the City Council for review and public input which will demonstrate how brownfields assessment and cleanup fits into transportation system plans.
- Documenting the brownfields process in order to demonstrate successful strategies that can be used by other communities.